

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 7-D-21-RZ                      **Related File Number:**  
**Application Filed:** 5/19/2021              **Date of Revision:**  
**Applicant:** WILLIAM WILSON CONSTRUCTION

## PROPERTY INFORMATION

**General Location:** West side of McCloud Road, southwest of Ft. Sumter Road, northwest of Stewart Ridge Road  
**Other Parcel Info.:**  
**Tax ID Number:** 19 204                      **Jurisdiction:** County  
**Size of Tract:** 2.15 acres  
**Accessibility:** Access is via Mccloud Road, a minor collector, with a pavement width of 17-ft within a right-of-way width of 60-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Existing single-family dwelling  
**Surrounding Land Use:**  
**Proposed Use:**                                      **Density:** Up to 3 du/ac  
**Sector Plan:** North County              **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This property is located in an area with small and medium sized lots along a minor collector road with single-family residential neighborhoods nearby. Residential and Agricultural uses surround the subject property.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 4819 McCloud Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, PR is adjacent to the south  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Levan King Cranston

Staff Recomm. (Abbr.): Approve PR (Planned Residential) zoning for up to 3 du/ac because it is consistent with the Growth Policy Plan, North County Sector Plan, and surrounding zoning.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The proposed rezoning request is consistent with the sector plan's land use classification of LDR (Low Density Residential).
2. This area has been transitioning steadily from A (Agricultural) zoning to residential subdivisions for a number of years.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR (Planned Residential Zone) is intended to provide optional methods of land development which encourage more imaginative solutions to residential development.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The property is within the County's Planned Growth Area. Surrounding residential properties zoned PR have a density of up to 3 du/ac. Approving up to 3 du/ac is consistent with the existing residential density of the area and is not expected to cause any adverse impacts for surrounding properties.
2. Built at the requested 3 du/ac, the development could accommodate approximately six single-family dwellings.
3. The lots have access to water and sewer lines.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is not in conflict with any adopted plans.

Action: Approved

Meeting Date: 7/8/2021

Details of Action:

Summary of Action: Approve PR (Planned Residential) zoning for up to 3 du/ac because it is consistent with the Growth Policy Plan, North County Sector Plan, and surrounding zoning.

Date of Approval: 7/8/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

**Date of Legislative Action:** 8/23/2021

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**